

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>JEREMY W. FAITH (SBN 190647) Jeremy@MarguliesFaithLaw.com NOREEN A. MADOYAN (SBN 279227) Noreen@MarguliesFaithLaw.com MARGULIES FAITH, LLP 16030 Ventura Blvd., Suite 470 Encino, California 91436 Telephone: (818) 705-2777 Facsimile: (818) 705-3777</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
<p align="center"><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION</b></p>	
<p>In re:</p> <p>PORTER RANCH INTEGRATIVE MEDICAL CLINIC, P.C.</p> <p align="right">Debtor(s).</p>	<p>CASE NO.: 1:18-bk-10469-VK CHAPTER: 7</p> <p align="center"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>

<p><b>Sale Date:</b> 04/07/2022</p>	<p><b>Time:</b> 1:30 pm</p>
<p><b>Location:</b> MARGULIES FAITH, LLP, 16030 Ventura Blvd., Suite 470, Encino, California 91436</p>	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 03/24/2022

**Description of property to be sold:** All remaining Estate property consisting of known and unknown assets or claims, which have not been previously sold, assigned, or transferred (collectively, "Remnant Assets"), specifically including Debtor's former patient accounts receivable and related proceeds, including, but not limited to, those that remain subject to the terms of the pre-petition collection agreement between Debtor and Advanced Physicians Management, Inc. d/b/a West-Star Physical Therapy Network, subject to certain exclusions (see Ex. A hereto).

**Terms and conditions of sale:** Pursuant to the Purchase Agreement by and between Oak Point Partners, LLC ("Oak Point") and the Trustee (see Ex. A hereto), Oak Point shall pay \$7,000 for the Remnant Assets, payment due within 3 business days after the Court enters an order approving the sale. The only contingency to which the sale is subject is the Court's approval. The Estate will not have to pay commissions, fees, or other costs of sale, except for costs of filing and serving the Sale Motion and related documents.

**Proposed sale price:** \$ 7,000.00

**Overbid procedure (if any):** See Ex. 1 Bidding Procedures attached hereto.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

April 7, 2022, at 1:30 p.m.

United States Bankruptcy Court  
Central District of California  
Courtroom 301  
21041 Burbank Blvd.  
Woodland Hills, CA 91367

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

JEREMY W. FAITH (SBN 190647)  
Jeremy@MarguliesFaithLaw.com  
MEGHANN A. TRIPLETT (SBN 268005)  
Meghann@MarguliesFaithLaw.com  
MARGULIES FAITH, LLP  
16030 Ventura Blvd., Suite 470  
Encino, California 91436  
Telephone: (818) 705-2777  
Facsimile: (818) 705-3777

Date: 03/10/2022

# Exhibit 1

**Bidding Procedures**

1. While the Trustee is prepared to consummate the sale of the Remnant Assets to Oak Point pursuant to the terms set forth herein and in the Purchase Agreement, in the event a party other than Oak Point (each, a “Competing Bidder”) wishes to purchase the Remnant Assets, the Trustee requests that the Court approve the following overbid procedures (collectively, “Bidding Procedures”):

- a. Each Competing Bidder who wants to participate in the overbid process must notify the Trustee of his/her/its intention to do so in accordance with the Notice on or before the Response Deadline;
- b. the first overbid by a Competing Bidder for the Remnant Assets must be at least \$1,750 more than the Purchase Price, or a total of \$8,750;
- c. each Competing Bidder must submit a Cashier’s Check to the Trustee in the amount of such Competing Bidder’s first overbid at the time such overbid is made;
- d. any Competing Bidder for the Remnant Assets must purchase the Remnant Assets under the same terms and conditions set forth in the Purchase Agreement, other than the Purchase Price;
- e. in the event the Trustee receives an overbid that meets the foregoing conditions, the Trustee will notify Oak Point and any Competing Bidders of the date and time by which each party may submit by email its respective best and final offer for the Remnant Assets;
- f. within 1 business day of receiving the best and final offers, the Trustee will notify Oak Point and any Competing Bidders of the winning bid; and
- g. at the time of the hearing on the Motion, the Trustee will request that the Court approve the winning bidder as the purchaser.

2. The Trustee believes that the sale of the Remnant Assets in accordance with the terms of the Purchase Agreement, and as provided herein, serves the best interests of the Debtor’s Estate and creditors, as the sale will allow the Trustee to realize additional funds for the benefit of the Estate. Accordingly, the sale to Oak Point should be approved as requested.

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
16030 Ventura Blvd., Suite 470, Encino, CA 91436

A true and correct copy of the foregoing document entitled **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On March 14, 2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On March 14, 2022, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

JUDGE: Honorable Victoria S. Kaufman, 21041 Burbank Boulevard, Suite 354, Woodland Hills, CA 91367

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

March 14, 2022  
Date

Helen Cardoza  
Printed Name

/s/ Helen Cardoza  
Signature

**ADDITIONAL SERVICE INFORMATION (if needed):**

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

**ATTORNEY FOR U.S. TRUSTEE: Katherine Bunker** kate.bunker@usdoj.gov

**ATTORNEY FOR TRUSTEE: Jeremy Faith** Jeremy@MarguliesFaithlaw.com, Helen@MarguliesFaithlaw.com;  
Angela@MarguliesFaithlaw.com; Vicky@MarguliesFaithlaw.com

**ATTORNEY FOR TRUSTEE: Anna Landa** Anna@MarguliesFaithlaw.com, Helen@MarguliesFaithLaw.com;  
Vicky@MarguliesFaithLaw.com; Angela@MarguliesFaithLaw.com

**ATTORNEY FOR DEBTOR: Michael D Luppi** luppiacct@gmail.com, lpuppo@luppilaw.com; luppiacct@gmail.com;  
g21358@notify.cincompass.com; monica@luppilaw.com

**ATTORNEY FOR TRUSTEE: Monserrat Morales** Monsi@MarguliesFaithLaw.com, Vicky@MarguliesFaithLaw.com;  
Helen@marguliesfaithlaw.com; Angela@MarguliesFaithlaw.com

**HEALTH CARE OMBUDSMAN: Tamar Terzian** tamar@terzlaw.com, ecf@bg.law

**ATTORNEY FOR TRUSTEE: Meghann A Triplett** Meghann@MarguliesFaithlaw.com, Helen@MarguliesFaithlaw.com;  
Angela@MarguliesFaithlaw.com; Vicky@MarguliesFaithlaw.com

**United States Trustee (SV)** ustpreion16.wh.ecf@usdoj.gov

**Nancy J Zamora (TR)** zamora3@aol.com, nzamora@ecf.axosfs.com